

SCOTT &  
STAPLETON

CLIFF ROAD  
Leigh-On-Sea, SS9 1HJ  
Offers In Excess Of £895,000





## CLIFF ROAD

£895,000

LEIGH-ON-SEA, SS9 1HJ

Scott & Stapleton are pleased to offer for sale this beautifully presented four double bedroom family home in the heart of Leigh-on-Sea offers a perfect blend of contemporary style and practical living, just a stone's throw from Chalkwell beach.

The property boasts impressive curb appeal with a smart, modern frontage and off-street parking. Inside, you're welcomed by a stylish and spacious layout, featuring a striking front reception room with rich tones, elegant lighting, and a cosy yet sophisticated feel. This flows through to a raised second living area, creating a wonderful sense of space—ideal for both relaxing and entertaining.

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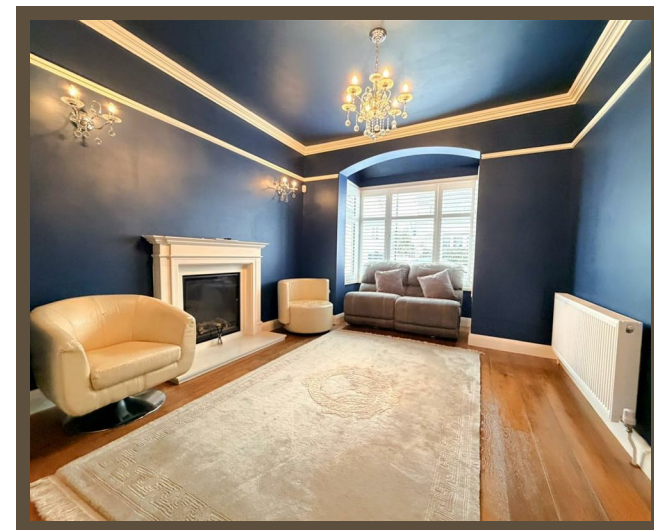
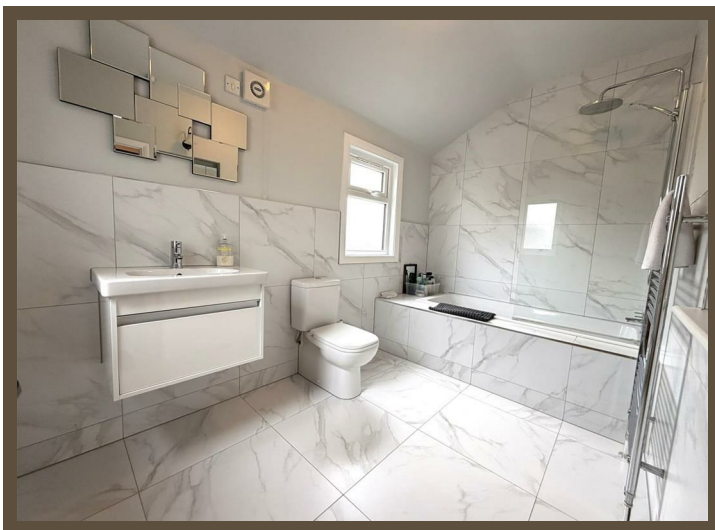
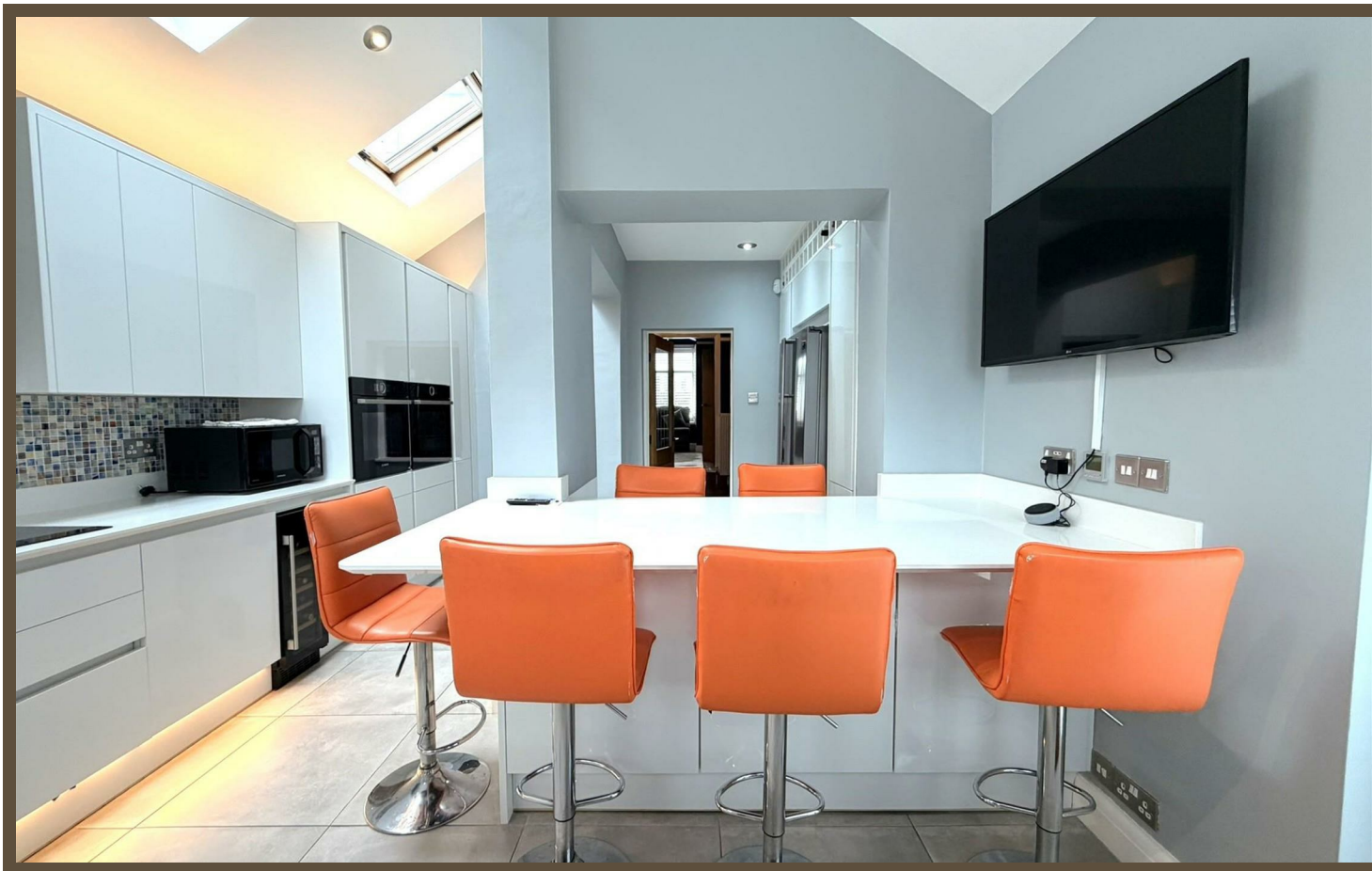
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To the rear, a stunning open-plan kitchen/dining space is flooded with natural light from skylights above. The sleek, modern kitchen is complemented by a central island with seating, making it the perfect hub for family life and social gatherings.

Upstairs, the home offers four generously sized double bedrooms, all well-presented, along with a dedicated home office space—ideal for remote working or study.

Located in a highly sought-after area of Leigh-on-Sea, this home combines coastal living with everyday convenience, being within easy reach of the beach, local amenities, and transport links.

A fantastic opportunity to acquire a stylish, spacious home in a prime seaside location.



## Accommodation Comprises

Driveway for two cars. Leading to UPVC entrance door.

## Porch

2.24 x 0.79 (7'4" x 2'7")

Tiled flooring. UPVC leadlight windows. French doors. Down lights.

## Hallway

6.76 x 1.57 (22'2" x 5'1")

Engineered oak flooring. Doors to all rooms. Stairs leading to first floor. Gas radiator. Understairs storage cupboard. Feature ceiling light.

## Lounge

5.33 x 3.10 (17'5" x 10'2")

UPVC window to front elevation. Bespoke fitted plantation shutters. Engineered oak wood flooring. Radiator. Feature fireplace. Ceiling light.

## Dining Room

4.47 x 3.12 (14'7" x 10'2")

UPVC french doors to rear elevation. Engineered oak wood flooring. Radiator. Ceiling light.

## Sitting Room

4.80 x 3.51 (15'8" x 11'6")

UPVC by window to front elevation with bespoke fitted plantation shutters. Engineered oak flooring. Fireplace with working gas fire. Radiators. Ceiling & wall lights.

## Snug

3.51 x 2.77 (11'6" x 9'1")

Feature leadlight window to kitchen. Engineered oak flooring. Ceiling light.

## Kitchen/Family Room

5.21 x 3.73 (17'1" x 12'2")

Two UPVC windows to rear elevation. French doors to side elevation. Porcelain tiled flooring with underfloor heating. Fully fitted kitchen with modern sink & mixer tap, Quartz worktops, low & eye level units, integrated NEFF induction hob & extractor, two integrated BOSCH ovens, integrated dishwasher, washing machine, wine rack and wine cooler. Space for American fridge/freezer. Radiator. Velux windows to side.

## Shower Room

2.01 x 1.32 (6'7" x 4'3")

UPVC obscure window to side elevation. Tiled flooring. Modern three piece suite comprising pedestal basin, low level WC & fully tiled shower cubicle. Partly tiled walls. Wall mounted boiler (not tested). Radiator. Ceiling light.

## Landing

4.70 x 1.75 (15'5" x 5'8")

Engineered oak flooring. Radiator. Loft access with pull down ladder. Ceiling light.

## Main Bathroom

3.38 x 2.03 (11'1" x 6'7")

UPVC obscure window to rear and side elevation. Tiled flooring. Modern three piece suite comprising pedestal basin, low level WC & bath with shower over. Heated towel rail.

## Bedroom One

4.19 x 3.25 (13'8" x 10'7")

UPVC windows to front and side elevation with ESTUARY VIEWS. Bespoke fitted plantation shutters. Carpet. Radiator. Fitted wardrobes. Ceiling light.

## Bedroom Two

3.58 x 3.48 (11'8" x 11'5")

UPVC windows to front elevation with bespoke fitted plantation shutters. Carpet. Radiator. Fitted wardrobes. Ceiling light.

## Bedroom Three

3.56 x 3.07 (11'8" x 10'0")

UPVC window to rear elevation with bespoke fitted plantation shutters. Carpet. Radiator. Fitted wardrobes. Ceiling light.

## Bedroom Four

3.40 x 3.25 (11'1" x 10'7")

UPVC windows to rear elevation with bespoke fitted plantation shutters. Carpet. Radiator. Fitted wardrobes. Ceiling light.

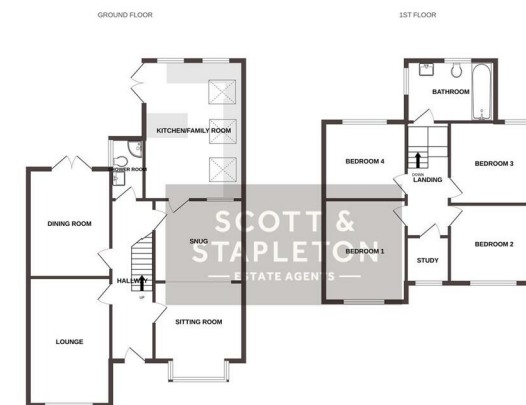
## Home Office

1.65 x 1.55 (5'4" x 5'1")

UPVC windows to front elevation with bespoke fitted plantation shutters. Engineered oak flooring. Radiator. Ceiling light.

## Rear Garden

Externally the property benefits from a great sized low maintenance East backing garden. Approached via large patio area and the rest laid to lawn. Side access.



These energy ratings have been made to assess the accuracy of the figures contained here. Measurements of fabric, glazing, air tightness and the like were not undertaken and the responsibility remains that any assessment is provisional. There is no obligation on the seller to provide any further information or to undertake any further work. The energy rating is based on the information provided and is not a guarantee. See also the EPC on the property.

| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92 plus) A                                 |                         |         |           |
| (81-91) B                                   |                         |         |           |
| (69-80) C                                   |                         |         |           |
| (55-68) D                                   |                         |         |           |
| (39-54) E                                   |                         |         |           |
| (21-38) F                                   |                         |         |           |
| (1-20) G                                    |                         |         |           |
| Not energy efficient - higher running costs |                         |         |           |
| England & Wales                             | EU Directive 2002/91/EC | 80      | 60        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |         |           |
| (92 plus) A   |                         |         |           |
| (81-91) B   |                         |         |           |
| (69-80) C   |                         |         |           |
| (55-68) D   |                         |         |           |
| (39-54) E   |                         |         |           |
| (21-38) F   |                         |         |           |
| (1-20) G  |                         |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |         |           |
| England & Wales   | EU Directive 2002/91/EC |         |           |